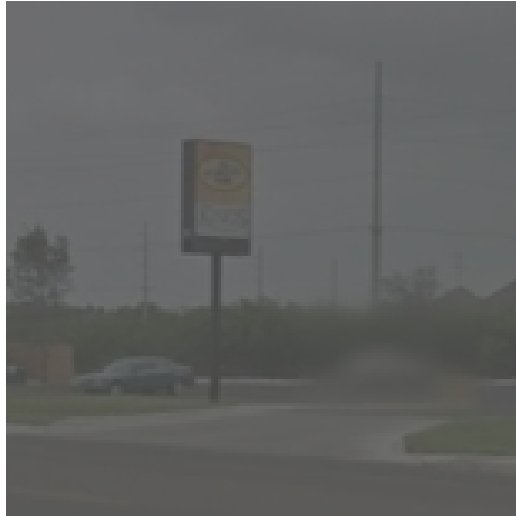


LAND FOR SALE

TRENTON ROAD C3 LOT



2700
W TRENTON ROAD
MCALLEN, TX

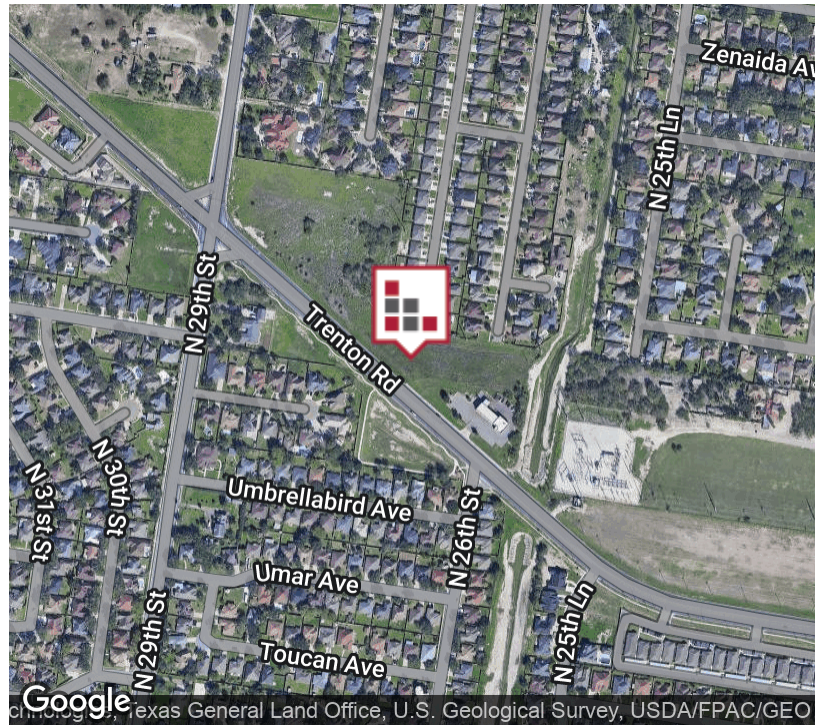


Great location for a neighborhood center - this C3 Commercial Lot can be developed for multi-use, with possible residential with extension of 26th Street in back. Approximate dimensions of lot are 304.77 x 370.18. This Commercial Lot is surrounded by 61,000 Households within a 5 mile radius with King's Quick Lube as its neighbor.



FOR SALE TRENTON ROAD COMMERCIAL LOT

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$350,000
Available SF:	
Lot Size:	2 Acres
Price / Acre:	\$175,000
Zoning:	C3 - Commercial
Market:	Rio Grande Valley
Submarket:	McAllen
Traffic Count:	26,000

PROPERTY OVERVIEW

Great location for a neighborhood center - this C3 Commercial Lot can be developed for multi-use, with possible residential with extension of 26th Street in back. Approximate dimensions of lot are 304.77 x 370.18. This Commercial Lot is surrounded by 61,000 Households within a 5 mile radius with King's Quick Lube as its neighbor.

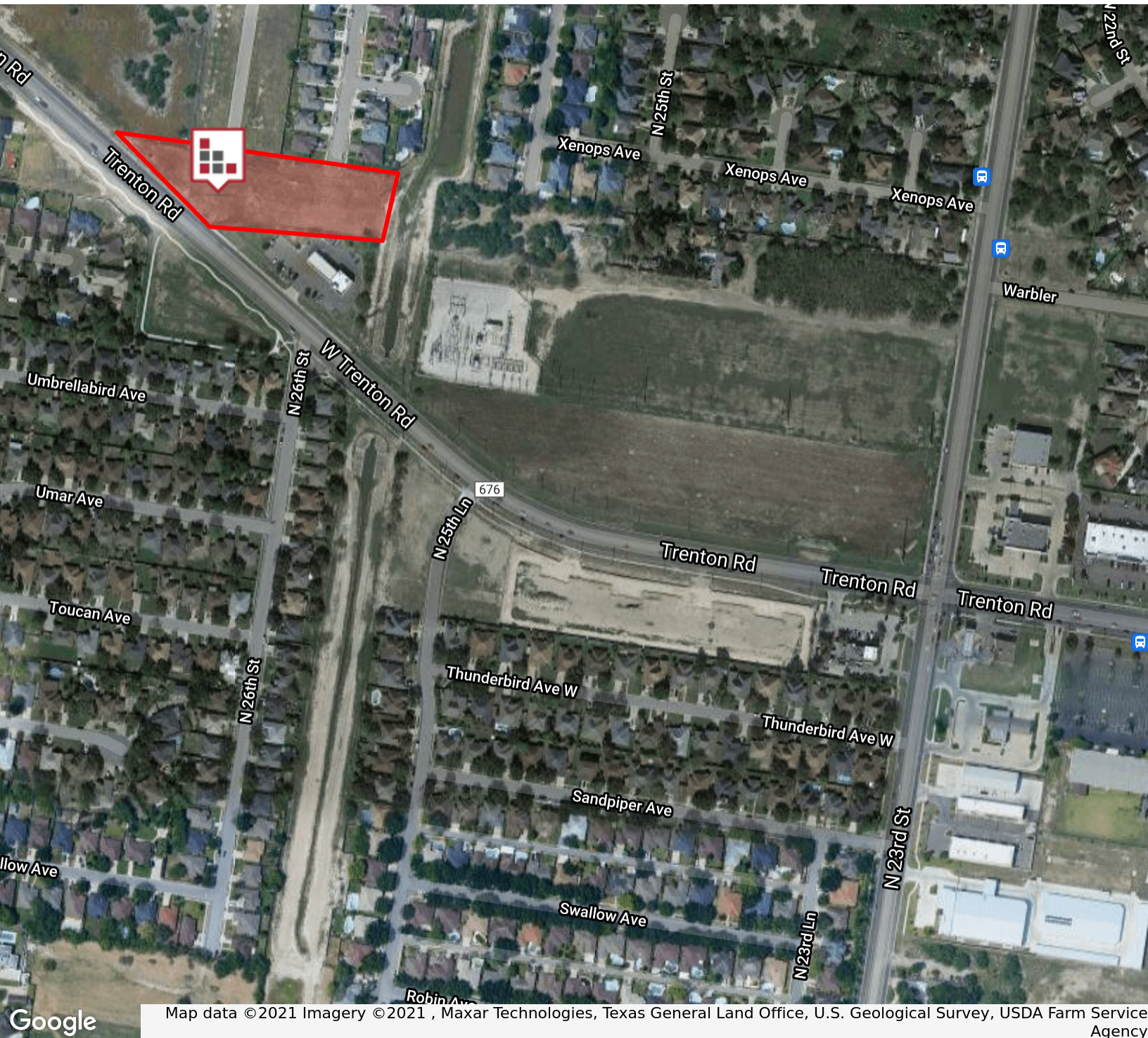
PROPERTY HIGHLIGHTS

- Zoned C3
- High Traffic Count
- Surrounded by Residential Housing Units
- 24,000 CPD - FM 1926 - TX DOT

FOR SALE

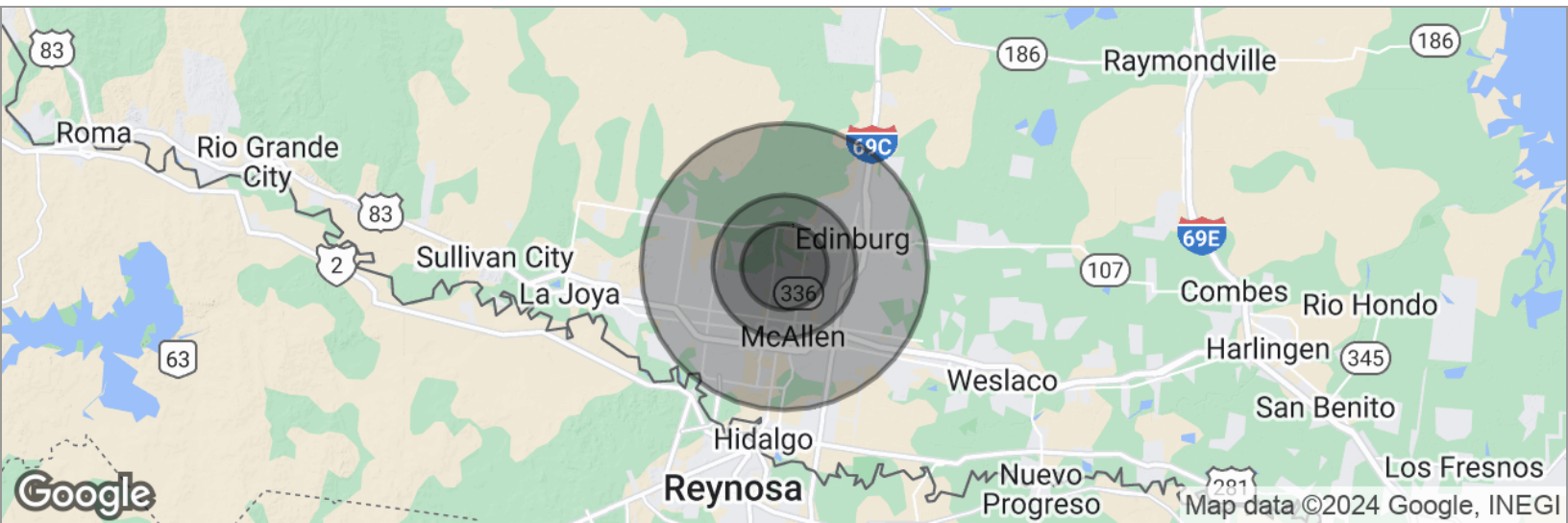
TRENTON ROAD COMMERCIAL LOT

LOCATION MAPS



FOR SALE TRENTON ROAD COMMERCIAL LOT

DEMOGRAPHICS MAP



POPULATION

3 MILES

5 MILES

10 MILES

Total population	71,145	175,266	487,117
Median age	30.5	30.4	29.4
Median age (Male)	29.3	29.1	27.7
Median age (Female)	32.0	32.0	31.1

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total households	22,016	54,513	141,931
# of persons per HH	3.2	3.2	3.4
Average HH income	\$70,947	\$61,667	\$51,688
Average house value	\$161,598	\$138,115	\$111,077

ETHNICITY (%)

3 MILES

5 MILES

10 MILES

Hispanic	78.6%	82.9%	88.6%
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RACE (%)

White	81.3%	79.1%	79.9%
Black	1.3%	0.8%	0.5%
Asian	3.2%	2.6%	1.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.2%	0.3%
Other	12.3%	15.7%	16.9%

* Demographic data derived from 2020 ACS - US Census

FOR SALE TRENTON ROAD COMMERCIAL LOT

RETAILER MAP



FOR SALE TRENTON ROAD COMMERCIAL LOT SURVEY

